

# Crucible Homes



Wortley Avenue  
Swinton, S64 8PT

£775pcm



## Overview

Long Term Let

Modern Throughout

Two Double Bedrooms

Spacious Lounge / Diner

On Street Parking

EPC Rating - D



## Description

**SUMMARY** Available NOW on a LONG term tenancy is this MODERN two bedroom mid terrace property in the popular location of Swinton.

Layout of the property comprises of; spacious hallway with stairs leading to the first floor, door through to the spacious lounge and separate dining area, leading to the modern kitchen with ample wall and base units, along with a free standing cooker.

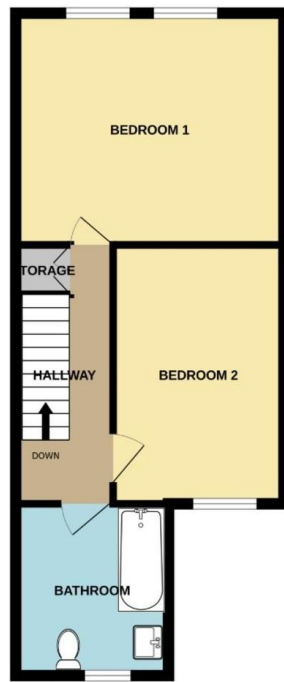
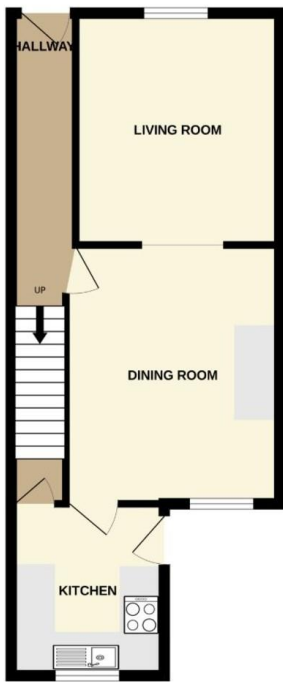
This property benefits from having a spacious modern bathroom which comprises of a white suite with shower over bath, vanity wash hand basin and WC.

Further benefits is the enclosed low maintenance rear garden with lawn and patio areas, along with being close to local amenities.

Highly recommend a viewing to see what the property has to offer.

HALLWAY





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

LIVING ROOM 11' 11" x 10' 6" (3.65m x 3.22m)

DINING ROOM 13' 4" x 11' 3" (4.07`m x 3.43m)

KITCHEN 8' 11" x 7' 10" (2.72m x 2.41m)

CELLAR

FIRST FLOOR

BEDROOM ONE 14' 3" x 11' 11" (4.36m x 3.64m)

BEDROOM TWO 8' 10" x 13' 5" (2.70m x 4.10m)

BATHROOM 8' 10" x 7' 11" (2.71m x 2.43m)



